

January 16, 1980

LB 235

SENATOR WARNER: Now, Senator, this has nothing to do with zoning, I understand that. It's only subdivisions.

SENATOR NICHOL: Right.

SENATOR WARNER: What I want to know is if I go in after this law is passed on a piece of ground that I have and I go down to the Register of Deeds and file a subdivision permit without going through the process of approval by local government, does this then guarantee that the Register of Deeds must accept that filing and it then becomes valid notwithstanding the fact there was no opportunity for action by the local governing board?

SENATOR NICHOL: Yes, the Register of Deeds must accept that.

SENATOR WARNER: So you could circumvent the whole subdivision process?

SENATOR NICHOL: No, no you can't. Now what has gone in the past, there has been a mistake made by somebody...

SENATOR WARNER: I have no problem about correcting the past, my concern is what does this do to the future.

SENATOR NICHOL: The future is that you should abide by the zoning ordinances, but it does not mean that you automatically will get a valid deed in the future.

SENATOR WARNER: This is not zoning, subdivision only. Nothing to do with zoning.

SENATOR NICHOL: Oh, subdivision, all right, now what's your question.

SENATOR WARNER: It's different, right?

SENATOR NICHOL: Now your question is.

SENATOR WARNER: Can I file a subdivision permit on a piece of ground I have and must the Register of Deeds then accept it without having gone through the process required by local county or city ordinance of no subdivision, and then have a valid subdivision because of this statute?

SENATOR NICHOL: No, sir. No, sir.

SENATOR WARNER: What prohibits the...

SENATOR NICHOL: What prohibits...

6077